

**Minutes of the
Comprehensive Development Plan Advisory Committee**
Thursday, October 20, 2005

Keith Henderson, Chairperson called the meeting to order at 4:04 p.m.

Committee Members

Present (Name and Municipality):

- Keith Henderson, Chairman, Town of Brookfield
- Jeff Herrmann, Towns of Genesee and Oconomowoc
- Barb Holtz, Town of Mukwonago
- Colin Butler, Town of Ottawa
- Bill Biersach, Village of Chenequa
- Rebecca Finn, Village of Elm Grove
- Doug Koehler, City of Waukesha
- Dan Ertl, City of Brookfield
- John Fellows (representing William Freisleben), Village of Menomonee Falls
- Bruce Kaniewski, Towns of Waukesha and Village of North Prairie
- Donald Wiemer, Village of Oconomowoc Lake
- Brian Turk, Towns of Delafield and Vernon
- Roland Tonn (attending for Rob Seversin), City of Oconomowoc
- Wallace Thiel, Village of Hartland
- Walter Kolb, Waukesha County Park and Planning Commission
- Rick Kania, SEWRPC

Committee Members

Absent (Name and Municipality):

- Paul Craig, City of Delafield
- Marilyn Haroldson, Town of Merton
- Representative of the Village of Big Bend
- Bart Zilk, Village of Dousman
- George Stumpf, Village of Lac La Belle
- Larry Plaster, Village of Butler
- Harlan Clinkenbeard, City of Pewaukee
- Chuck Nichols, Village of Pewaukee
- James Siepmann, Town of Summit
- Jeffrey Musche, Town of Lisbon

Others Present:

- Dale Shaver, Director, Waukesha County Department of Parks and Land Use
- Kathy Moore, Parks and Land Use – Senior Planner
- Don Dittmar, Land Information Systems Manager
- Sandy Scherer, Parks and Land Use – Senior Planner
- Jerry Braatz, U.W. Extension
- Pamela Meyer

Public Comment

None.

Approval of the August 25, 2005, Minutes

- *Mr. Thiel moved, seconded by Mr. Biersach and carried unanimously, for approval of the August 25, 2005, Minutes.*

Discussion of Draft Chapter 2

Mr. Shaver indicated that some of the data in the tables may be adjusted to be consistent with data sources being utilized by the Southeastern Regional Planning Commission. Mr. Braatz said that Chapter 2 deals with trends, issue and opportunities in Waukesha County. Tables included under “Demographic and Economic Base” include population growth by municipality, county population growth trends, owner vs. renter occupied units, average household size, median household income, median age, employment trends by county, employment industry trends, education attainment, etc. The data source is the U.S. Bureau of Census.

A member of the Committee suggested that the tables be consistent, listing cities, villages then towns in the same order. Another member of the Committee asked, in the “Housing” section, if trends and implications would be discussed. Mr. Braatz replied, “Yes”, it will be a more detailed analysis. Regarding Table II-13 Trends in Reported Water Use in Southeastern Wisconsin), the second column is entitled “1995” but it was noted it should be “1985”. The Committee had specific questions regarding groundwater and it was decided at the next meeting to bring back Mr. Biebel, from SEWRPC, to answer any questions the Committee may have.

Other suggested modifications include:

- Under “Surface Water Quality Objectives”, the first sentence should be deleted once data is included.
- Add the word “water”, under “Development Objectives”, No. 1, “Economic growth at a rate consistent with county resources, including land, water, labor. . . .”
- Under the secondary set of objectives in No. 3, “wise use” should be replaced with “sustainable management”.
- Under the secondary set of objectives in No. 7, the word “service” should be added , “The conservation, renewal, and full use of existing urban service”
- On the Page 1 of Chapter 2, the wording “updating that database periodically” should be deleted from the second sentence, “An extensive database has been developed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) pertaining to these and other aspects of the Southeastern Wisconsin Region, updating that database periodically.”
- A suggestion was made to either consistently use the word “percent” or the “%” sign not both within the document.
- On Page 1, under “Components of Population Change” delete the word “about” in the first sentence of the second paragraph.
- On Table II-2, “County Population Growth Trends”, Walworth and Jefferson County should be added instead of Fond du Lac and Outagamie Counties.
- On Table II-12, “Change in Land Use in Waukesha County”1963-2000”, the word “acres” should be added to the title.
- Under the Components of Population Change, add a paragraph discussing Table II-2.
- Under Population Trends, add year 2005 estimates.

- Under the Introduction section, include a brief discussion about the Census data and collection process.
- In the Household Size section, include a brief discussion regarding the increasing population vs the lower household size as it relates to potential housing issues.
- Include on all tables (particularly Tables II-5,6,7) a County summary or total.
- In Table II-11, include population number with percentage.
- In Figure II-1, include a map key differentiating the groundwater divide and the surface water divide. It was also recommended to compare this graphic to one available from the University of Wisconsin – Milwaukee.
- In the Standards discussion on the final page, clarify that the Objective and Standard concerning industrial and commercial lands are examples.

Mr. Shaver suggested the abovementioned edits would be made to Chapter 2 and it would be brought back at the next Committee meeting.

Discussion of Draft Chapter 3

Mr. Shaver said that Chapter 3 is approximately 95% complete. There are three issues the Agricultural, Natural and Cultural Resources Subcommittee has been working on (groundwater, soil suitability and soil rating – slight, moderate or severe rating).

The standards and objectives for Prime Agricultural lands in the 1997 Development Plan indicated they must meet the following criteria:

- The farm unit must be at least 35 acres in area
- At least 50% of the farm unit must consist of Class I and II soils
- The farm unit must be located within a block of farmland at least five square miles in size

The proposed standards and objectives for Prime agricultural lands in Waukesha County include those lands in agricultural use, unused/open lands, primary/secondary environmental corridor or isolated natural areas and within a 5 square mile contiguous area (including adjacent counties) that meet all of the following criteria: 1) is outside of any planned sewer service area boundary; 2) 75% is agricultural or open/unused land use; 3) 50% is Class I or Class II soils which meet Natural Resources Conservation Service standards; and 4) 75% consists of land ownership parcels of 35 acres or more. Mr. Shaver noted that the Agricultural, Natural and Cultural Resources Subcommittee has approved the proposed criteria for “Prime Agricultural Lands”.

In addition, the Agricultural, Natural and Cultural Resources Subcommittee discussed creating a new land use category (between the 35 acre and 5 acre density) for lands that do not meet the Prime Agricultural criteria. The Subcommittee discussed if there should be another land use category, “Secondary Agricultural Lands” (10 acre density). After discussion, a consensus could not be reached and it was decided there would be a prime agricultural area and all of the other areas, which didn’t meet the prime agricultural criteria would be classified Agricultural and Other Open Space Lands.

Mr. Shaver noted that included in the implementation recommendations of Chapter 3, a transfer of development rights initiative is being promoted. In some cases, development has been transferred off of the good soils on a particular farm by an owner to another part of the farm under the same owner to preserve the better farmland.

Chairperson Hendersen asked that if the Committee members had any simple formatting questions regarding the documents, they should submit them directly to Mr. Shaver.

Availability of Plan Maps

Mr. Dittmar, Land Information Systems Manager, pointed out on the County's test website, maps of the municipalities which will be able to be viewed. The maps will be made available for each municipality in the County. There will be several Development Plan Update Maps by municipality. Once inside the specific municipality, maps for that specific municipality can be opened as an 8½" x 11" pdf map. There is also the ability to zoom on the specific pdf maps. There are also countywide maps available of the existing Development Plan.

Mr. Shaver asked the City's and Village's to notify the department when annexations occur so the Ward Maps can be updated.

Status of Public Participation Plan Adoption and Subgroup Activities

Jerry Braatz said the Sub-Committee has met twice. A news release was sent out and information was placed in the recycling waste reduction newsletter sent to every household in the County. The Subgroup is currently working on getting quotes as to how much it would cost to send out a survey for 1,000, 2,500 or 5,000 persons.

Next Meeting Topics and Date

The next meeting will be held Thursday, December 8, 2005, at 4:00 p.m. in Room 255/259 of the Waukesha County Administration Center.

Possible Topics for review:

- Chapter 2
- Chapter 3
- Planning Schedule Changes
- Update from Bob Biebel, SEWRPC

There being no further business to come before the Committee, Mr. Ertl moved, seconded by Mr. Turk to adjourn at 6:02 p.m.